

£525,000

Grays Close, Alverstoke, Gosport, PO12 2QL

DRAFT DETAILS: We are awaiting verification from the Vendor that these details are correct



- Delightful Character Residence
- No Forward Chain
- Attractive Gardens All Round
- Ample Off Road Parking For Numerous Vehicles
- Reception Hall
- Lounge
- Kitchen/Diner
- Study
- Shower Room and Family Bathroom
- Energy Efficiency Rating:- D (56)

Gosport Office

50 Stoke Road Gosport PO12 1HX

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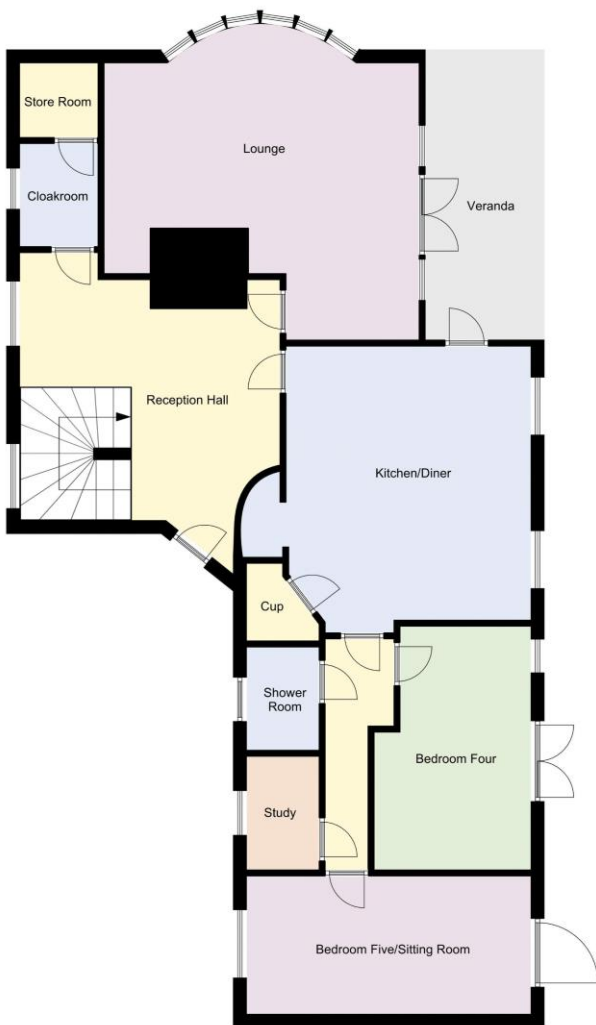
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Property Reference: G1334

Council Tax Band: F

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | 72 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

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Gomer Grange (1 Grays Close) was designed and built, to an exacting style by the late Mr Gray. Situated in the sought after area of Alverstoke, 1 Grays Close is located close to Stokes Bay seafront and within popular school catchment areas. The property encompasses period features and modern styling/comforts against a backdrop of attractive gardens all round.

The Accommodation Comprises:-

Solid wooden front door to:

Reception Hall:-

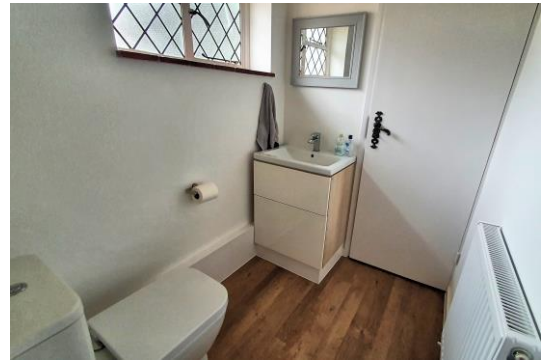
The generous dimensions of this hall allow dual use as a reception room. Imposing, feature fire place, the hearth having 39 steps relating to John Buchan's 'The Thirty-Nine Steps'. Wide, decorative brick steps. Original arrow slit style adornments and wood flooring. Beams. 2 windows to side elevation. 2 radiators. Original, solid wood, arched doors to adjoining rooms.



Cloakroom:-

6' 1" x 4' 8" (1.85m x 1.42m)

Obscured window to side elevation, close coupled W.C, modern wash hand basin set in vanity unit, radiator, door to:-



Store Room:-

Kitchen/Diner:-

16' 5" x 11' 11" (5.00m x 3.63m)

Two windows to side elevation, radiator, kitchen installed July 2020, comprising granite worktops and upstands, range of fitted base, wall and deep drawer units, separate glazed cabinet and drawer unit, Carron stainless steel sink with rotating mixer tap, 'Rangemaster' cooker (by separate negotiation), Hotpoint extractor fan with multi-operating modes including silent, walk in larder with plumbing for washing machine, plumbing for tumble dryer, extra electric sockets, numerous sockets, Bianco oak polyfloor, exposed beam, glazed door onto Veranda and garden, space for table, door to:-



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Inner Hallway:-



Study:-

6' 0" x 4' 4" (1.83m x 1.32m)

Inset spotlighting, wooden floor, UPVC double glazed window to side elevation.

Shower Room:-

6' 2" x 4' 0" (1.88m x 1.22m)

Obscured UPVC double glazed window to side elevation, close coupled W.C, wash hand basin, ladder style radiator, shower cubicle with high quality aqua panels, Mira mixer and rain shower head, LED extractor fan, wooden floor.



Bedroom Four:-

Inset spotlighting, UPVC double glazed windows and double opening French style doors to garden, modern vertical radiator.



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Bedroom Five/Sitting Room:-
17' 1" x 8' 3" (5.20m x 2.51m)

Vaulted ceiling and UPVC double glazed windows and door to rear garden, stripped wood flooring, modern vertical radiator.



First Floor Landing:-

Window to front elevation, cupboard housing hot water tank and shelving.

Lounge:-
18' 11" x 16' 6" (5.76m x 5.03m) maximum measurements

Exposed beams, feature open fireplace with wooden surrounds, inset brickwork and tiling, display shelving, wooden flooring, two radiators, attractive bay window overlooking gardens and French style doors to provide access to the rear garden.



Bedroom One:-
16' 8" x 10' 8" (5.08m x 3.25m) plus recess

Double aspect with UPVC double glazed windows to rear elevation and further window to side elevation, access to eaves storage, radiator, built-in wardrobe.



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Bedroom Two:-

18' 5" x 9' 6" (5.61m x 2.89m) maximum measurements

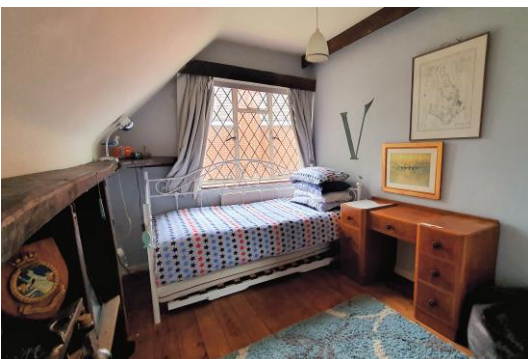
UPVC double glazed window to front elevation and further window to side elevation, access to eaves storage, radiator.



Bedroom Three:-

14' 3" x 7' 9" (4.34m x 2.36m) plus wardrobes

Window to rear elevation, access to eaves storage, built-in wardrobe, radiator.



Family Bathroom:-

7' 5" x 5' 8" (2.26m x 1.73m)

Re-fitted with a close coupled W.C, pedestal wash hand basin, roll top slipper style bath with mixer tap and shower attachment, ladder style radiator, UPVC double glazed window to side elevation.



Outside:-

A gravelled driveway to the front provides ample off road parking for numerous vehicles. The property enjoys gardens to the side and rear, which are primarily laid to lawn and enclosed by fencing and brick walls, a variety of shrubs and trees. Various seating areas, Veranda with block paved patio below, gravelled area, ideal for outdoor dining and sunbathing.



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